

**REGULAR MEETING
OF THE SAN MARINO DESIGN REVIEW COMMITTEE
JANUARY 18, 2017 - 7:00 P.M.**

CALL TO ORDER Chairman Frank Hsu called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Chairman Frank Hsu, Vice-Chairman William Dietrick, Committee Member Kevin Cheng, Committee Member John Dustin, Committee Member Corinna Wong Alternate Committee Member Judy Johnson-Brody, Alternate Committee Member Chris Huang.

ABSENT: None.

APPEAL PROCEDURE

Chairman Frank Hsu gave an explanation of the Design Review Committee procedures and explanation of the fifteen-day appeal procedure to the members of the audience.

PUBLIC COMMENTS

PUBLIC HEARINGS

The Chairman announced that due to the overwhelming attendees wishing to speak on Items 4 and 5 on the agenda, the meeting will start with Items 4 and 5, and follow by Items 1, 2 and 3 on the agenda.

**4. DESIGN REVIEW COMMITTEE CASE NO. DRC16-54
2151 LORAIN ROAD, (WANG/JAMES COANE & ASSOCIATES)**

Assistant Planner Choi explained that the project did not meet public noticing requirements, the applicant failed to provide the legal poster notice at the subject property and story poles on the existing structure ten-day prior to the hearing date. Assistant Planner Choi recommended that the Committee continue the project to its February 1, 2017 meeting.

There was no public comment.

Committee Member Wong moved to continue the project to the February 1, 2017 meeting. Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

**5. DESIGN REVIEW COMMITTEE CASE NO. DRC16-50
2159 LORAIN ROAD, (YUAN/JAMES COANE & ASSOCIATES)**

Assistant Planner Choi explained that the project failed to meet public noticing requirements, including posting of the legal poster notice at the subject property and installation of story poles on the existing structure ten-days prior to the hearing date. For this particular project, the story poles were installed one day late, having only been install on the structure for only nine-day

instead of the required ten-day prior to the hearing. Assistant Planner Choi recommended that the Committee continue the project to its February 1, 2017 meeting.

James Coane, project architect, presented the project and answered questions.

The following person spoke about the project:

Public Speaker, read a letter from Ms. Kyna Healy Raney into the record opposing the project
Dale Pederson, 2140 Lorain Road, opposite
Joyce Batnij, 2141 Lorain Road, opposite
Eldon Swanson, 2170 Lorain Road, opposite

James Coane, project architect, responded to comments from public speakers.

Committee Member Dustin moved to continue the project to the February 1, 2017 meeting. Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

1. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-80**
1865 ROSE AVENUE, (MA/SGS INTERNATIONAL INC.)

Assistant Planner Choi presented the report and stated that staff could make all of the required findings subject to a condition that shutters are provided on all elevations.

Tingting Liu, project designer, presented the changes since the last hearing and was available for questions.

The following person spoke about the project:

Etil Serrao, 1875 Rose Avenue, questioned about proposed roofline and building height

It was the consensus of the Committee that the proposed new house is now was compatible with the neighborhood and meet the required findings. The Committee preferred the front faced option with the bay window.

Committee Member Dustin moved to approve the project with the following condition:

1. Window header boards shall on the front elevation shall change to match the rectangular shape header boards as presented on the remainder of the house.
2. Windows on all elevations shall have shutters where appropriate as determined by staff
3. The front elevation shall utilize the bay window option.

Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

2. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-87**
1450 WESTHAVEN ROAD, (KWONG/HAN)

Assistant Planner Choi presented the project and stated staff could make three of the four required findings. She stated that the placement of window molding is not consistent throughout the house.

Freeman Han, project architect, presented the project.

There were no public comments.

It was the consensus of the Committee that the proposed addition was compatible with both the house and neighborhood. Design modifications would enhance the compatibility of the existing structure with the new addition.

Committee Member Dustin moved to approve the project subject to the following condition:

1. Doors on all elevation shall have appropriate divided lites doors as determine by staff.
2. Work with staff to provide window header throughout all windows where appropriate.
3. Work with staff to determine appropriate size of corbels on front elevation.
4. Roof pitch shall be increased to a minimum of 3:12 for second floor addition area
5. Corbels under kitchen window on south elevation shall be eliminated.

Second by Committee Member Cheng. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

3. **DESIGN REVIEW COMMITTEE CASE NO. DRC16-82**
2920 LORAIN ROAD, (XU/LOUIE)

Associate Planner Merlo presented the project and stated staff could not make all of the required findings.

Ron Louie, project designer, presented the project and answered questions from the Committee.

The following person spoke in support of the project:

Dale Pederson, 2140 Lorain Road

It was the consensus of the Committee that the proposed second-story addition is compatible in scale, massing with the neighborhood. Minor design changes would enhance the structure's compatibility with itself.

Committee Member Cheng moved to approve the project subject to the following condition:

1. All windows shall have true divided lites.
2. The transom window above the second floor balcony shall have true divided lites and rectangular in shape or consistent in shape with other windows found on residence.
3. Applicant shall work with staff on determining appropriate exterior lighting type and design.

Second by Vice-Chairman Dietrick. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Wong. NOES: Committee Member Dustin.

OTHER ITEMS

6. APPROVAL OF MEETING MINUTES FOR NOVEMBER 2, 2016 AND JANUARY 4, 2017.

Committee Member Wong moved to approve the November 2, 2016 and January 4, 2017 minutes as presented. Second by Committee Member Cheng. AYES: Chairman Hsu, Vice-Chairman Dietrick, Committee Member Cheng, Committee Member Dustin, Committee Member Wong. NOES: None.

OPEN FORUM

ADJOURNMENT

With no further items to consider, the DRC adjourned to the next regular Design Review Committee meeting on Wednesday, February 1, 2017 at 7:00 p.m. in the City Hall Council Chambers, 2200 Huntington Drive, San Marino, CA 91108.



AMANDA MERLO,
ASSOCIATE PLANNER